

MOTION

“The Lake on Wilshire” Project at 1930 Wilshire Boulevard ~~represents a promises to be a~~ significant ~~investment in an~~ urban ~~mixed-use~~ development in ~~the Westlake- MacArthur Park area.~~ ~~The proposed project will~~ ~~Los Angeles and instrumental in its ability to~~ deliver much-needed hotel rooms, ~~mixed-income~~ housing, ~~and~~ a multi-cultural performing arts center ~~and, as well as~~ \$2,500,000 in public benefit funds for the ~~local community.~~ ~~Westlake-MacArthur Park area.~~ ~~The Lake on Wilshire~~The Project ~~includes the proposes the development of the~~ following ~~components:~~ (a) the ~~new~~ construction of a multi-cultural and performing arts center; (b) the conversion and rehabilitation of an existing office building into a quality hotel; and (c) the construction of 478 residential units, including 39 Very Low Income Households units and 10 Workforce Housing units, at a project site ~~located that is~~ directly adjacent to the Wilshire/Alvarado Metro ~~Red Line~~ sStation.

The proposed multi-cultural performing arts center will be used for a number of public benefit opportunities including ~~programming with, among others, for~~ noteworthy cultural, artistic, music and dramatic performances, ~~and be accessible as well as for use by~~ local schools, non-profits ~~organizations,~~ and other community gatherings. ~~The multi-cultural center is a multi-million-dollar investment in the neighborhood and is at its core a community public benefit.~~

Another important element of this project is the ~~preservation,~~ rehabilitation and ~~adaptive-reuse~~ ~~preservation~~ of a designated historic resource ~~with a that will become a~~ quality 220-room hotel. This building was originally known as the Wilshire Medical Building and later ~~also known~~ as the Crocker Bank Building. ~~Theis~~ hotel would not only preserve an existing historic resource, but would also provide 220 hotel rooms ~~servicing demand related to business generated from needed in the area and for~~ the Convention Center, located ~~just~~ over one mile away. Previous reports have indicated that providing more hotel rooms would make the Convention Center more competitive and draw more tourists and economic development. ~~The Lake on Wilshire Project hotel component would help meet the needs of the area and the Convention Center.~~

The ~~project~~~~Lake on Wilshire Project~~ developer has indicated that the proposed hotel requires financial assistance to construct and has requested that the City evaluate and consider providing economic incentives such as those that have been provided to other hotel projects. As with previous projects, this developer would provide funds to support any independent economic and fiscal analysis necessary to evaluate its proposal.

In order to prepare the City to meet the needs of our growing tourism sector, for the growth of the Convention Center, and the upcoming 2028 Olympic and Paralympic Games, it is essential that the City support the development of new hotel rooms if it is determined that the project requires assistance. As with previous projects, it is essential that the City conduct the necessary due diligence to determine whether a financing gap exists in this project and recommend options for the City to ensure that a quality project is able to move forward and provide the City with necessary hotel rooms and the quality jobs they generate.

I THEREFORE MOVE THEREFORE MOVE that the City Council authorize and instruct the Chief Legislative Analyst (CLA) to hire consultants necessary to evaluate the proposed hotel project at 1930 Wilshire Boulevard and make recommendations on economic development incentives that could help the project move forward, including, but not limited to, a potential site specific revenue agreement consistent with City policies; accept \$150,000 for consultant services from the developer to analyze the economics and financing associated with this instruction; request / authorize / instruct the City Controller to deposit / appropriate / expend all funds received as a result of this action in Fund 100, Department 28, Contractual Services Account 3040; and authorize the CLA to make any technical corrections, revisions, or clarifications to the above instructions in order to effectuate the intent of this action; and

I FURTHER MOVE that the Developer pay the full cost for any financial and economic analysis, consultants and any other reviews associated with the economic evaluation of this project.